

## FARMINGTON CITY COUNCIL MEETING

January 17, 2017

### WORK SESSION

*Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton (via teleconference), Brigham Mellor, Cory Ritz and Brett Anderson; Bonneville Research Consultant Bob Springmeyer; City Manager Dave Millheim, Assistant City Manager Keith Johnson, City Development Director David Petersen, City Planner Eric Anderson, City Engineer Chad Boshell, Public Works Director Walt Holkanson, City Council Intern Seth Townsend, City Recorder Holly Gadd, Recording Secretary Lara Johnson, and Recording Secretary Tarra McFadden*

**John Bilton** joined the meeting via telephone at 6:19pm and was excused at approximately 7:20pm.

**Brett Anderson** arrived at 6:36 pm.

**Mayor Talbot** provided an invocation and called the meeting to order.

### Discussion Points for the Mixed Use District

City Manager **Dave Millheim** began the discussion regarding the mixed use district north of Park Lane, South of Shepard, West of I-15 and east of the D&RG trail. He noted that recommendations from UDA will be presented in a public hearing format and City staff seeks input from the Council about the direction of the planning process.

City Planner **Eric Anderson** addressed a text amendment for Chapter 18: Mixed Use Districts as discussed by the Planning Commission. UDA recommended increasing block size to mirror Salt Lake City block sizes as it allows for the property to be repurposed with cross blocks and central parking with buildings along the periphery. The Planning Commission has not made a formal recommendation to accept the text change, but has tabled the change until a Project Master Plan can be reviewed. If changes to Chapter 18 were adopted, property owners would have to reflect the new standards as they approach the city with development proposals. UDA further recommended that large footprint retail buildings be eliminated from the office park. Residential and office are still allowed as large footprint and single user retail.

Council members expressed overall support for the changes to the mixed use district and acknowledged the need for the City to be cognizant that changes made to the regulating plan may impact future development. The Council advised that the regulating plan remain flexible. Discussion among Council members indicated a preference for filling the office park before allowing additional housing units. Any retail in the mixed use district should complement surrounding development. Council members welcomed the suggestions by UDA to allow for gathering places/nodes similar to the fountain space at Station Park. **Brigham Mellor** noted that any ordinance changes should not be driven by current Council vision, but should be flexible enough for the City to entertain ideas beyond the current scope.

City Development Director **Dave Peterson** suggested that staff could create a process whereby developers could be heard by the mayor and staff before applications are forwarded to the Planning Commission, rather than staff making initial decisions.

**Dave Millheim** stressed that the City should retain the discretion which would allow Farmington to approve developments that are the right fit for the City and reject things that are not a good fit. The City should not develop property too fast without a coordinated game plan. Developers should be required to demonstrate a public purpose before standards could be adjusted. **Mayor Talbot** supported a process that would require the developers to provide a master plan or footprint showing their intent with the property and the tenants it may include.

Public Works Director **Walt Holkanson** reported that the City has had challenges with the infrastructure work that is completed by property owners/developers. He noted that importance of inspections and construction standards and making use of the City's full-time engineer, Chad Boshell, who has been an excellent resource. This will be important as Farmington is further developed.

City Manager **Dave Millheim** invited department heads to be present at the work session to allow them to hear the thoughts of the Council on the mixed-use district. Millheim indicated that applications from property owners will likely be submitted to the City in the next several weeks. He thanked the Council and Staff for their time and attention to planning process. **Mayor Talbot** thanked the Council and Staff for the information and discussion and noted that this mixed use district is important, but only one of the issues that will need the Council's focus over the coming months.

## **ADJOURNMENT**

### ***Motion:***

At 8:21p.m. **Cory Ritz** moved to adjourn with a second from **Doug Anderson**. The motion was approved unanimously.

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**Holly Gadd**, City Recorder  
Farmington City Corporation

**Posted 02/08/2017**